

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT
DPMC NUMBER: P1025-00
EDISON MEMORIAL TOWER RESTORATION
EDISON, MIDDLESEX COUNTY, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF A PROFESSIONAL CONSULTING FIRM TO PREPARE DESIGN DOCUMENTS TO RESTORE THE HISTORIC THOMAS EDISON MEMORIAL TOWER. THE DOCUMENTS MUST BE DEVELOPED IN A FASHION THAT THE PROJECT MAY BE BID AND CONSTRUCTED IN STAGES.

THE THOMAS A. EDISON MEMORIAL TOWER IN EDISON STATE PARK, EDISON TOWNSHIP, MIDDLESEX COUNTY MARKS THE SITE OF THOMAS ALVA EDISON'S MENLO PARK LABORATORIES FROM 1876 TO 1882. THE TOWER WAS DESIGNED IN 1937 BY ARCHITECTS GABRIEL FRANCOIS MASSENA AND ALFRED F. DUPONT IN THE ART DECO STYLE. EXPOSED AGGREGATE PRECAST PANELS REFERRED TO AS "ARCHITECTURAL CONCRETE", CREATED BY THE EARLEY STUDIO OF ROSSLYN, VIRGINIA, WERE UTILIZED IN THE CONSTRUCTION OF THE TOWER. THE TOWER, RISING 117', 8" ABOVE THE TERRACE IS TOPPED BY A 13', 8" HIGH MONUMENTAL BULB OF PYREX GLASS SEGMENTS CAST BY THE CORNING GLASS COMPANY. THE TERRACE IS SET ABOUT 3', 6" ABOVE SITE GRADE GIVING THE TOWER AND BULB A TOTAL HEIGHT OF 134', 10" ABOVE SITE GRADE.

THE OBJECTIVE OF THE PROJECT IS EXPLORATORY REMOVAL OF VARIOUS MOSAIC PANELS AND PREPARATION OF DESIGN DOCUMENTS TO RESTORE THE ENTIRE MEMORIAL TOWER WITH THE UNDERSTANDING THAT THE PROJECT MAY BE BID FOR CONSTRUCTION HAVING A BASE BID WITH VARIOUS ALTERNATES OR IN PHASED STAGES. THE PROJECT SHALL INCLUDE BUT SHALL NOT BE LIMITED TO:

- RESTORATION OR REPLACEMENT OF THE MOSAIC PANELS;
- CLEANING OF THE TOWER;
- SEALING OF ALL JOINTS;
- REPAIR OR REPLACEMENT OF ALL DRAINS TO PERMIT PROPER OPERATION AND MOVEMENT OF WATER;
- RESTORATION OF THE MONUMENTAL LIGHT BULB;
- RESTORATION OF THE LIGHTING SYSTEM, INCLUDING ENERGY-EFFICIENT LIGHTING FOR THE TOWER FLOODLIGHTS AND MONUMENTAL LIGHT BULB;
- ERECTION OF AN INTERIOR ACCESS SYSTEM;
- RESTORATION OF THE ETERNAL LIGHT ROOM; AND,
- RESTORATION OF THE TERRACE.

THE CONSULTANT SHALL ALSO PREPARE AN APPLICATION FOR AUTHORIZATION AND SUBMIT IT TO THE STATE HISTORIC PRESERVATION OFFICE (SHPO) FOR APPROVAL. IF THE PROJECT IS SENT TO THE HISTORIC SITES COUNCIL, THE CONSULTANT WILL BE REQUIRED TO ATTEND THE MEETING.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN HISTORIC PRESERVATION/RESTORATION (DISCIPLINE CODE P034) WITH A RATING OF \$10 MILLION OR GREATER. THE CONSULTANT MUST

ALSO DEMONSTRATE IN THEIR PRELIMINARY TECHNICAL PROPOSAL EXPERIENCE IN PROJECTS OF A SIMILAR SIZE AND SCOPE.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND SIX (6) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., FEBRUARY 18, 2009 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9TH FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M. FEBRUARY 18, 2009 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN HISTORICAL PRESERVATION/RESTORATION WITH A RATING OF \$10 MILLION OR GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN HISTORICAL PRESERVATION/RESTORATION WITH AT LEAST ONE FIRM HAVING A RATING OF \$10 MILLION OR GREATER.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY FEBRUARY 18, 2009. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 633-3767.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION AND FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. TECHNICAL PROPOSALS WILL ALSO BE FURTHER EVALUATED ON THE FIRM'S PROJECT APPROACH, PROJECT SCHEDULE AND COST ESTIMATING EXPERTISE.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO CATHERINE.DOUGLASS@TREAS.STATE.NJ.US.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR
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